



Addendum #2 Questions & Answers

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Date: November 29, 2010
To: All Offerors
From: Robin D. Barrett, CPPB
Subject: Solicitation #10-P031B – Development of 26 Blake Street RFP (ReBid)

This Addendum No. 2 modifies the solicitation only in the manner and to the extent as stated herein.

I. Questions and Answers:

Q-1 Will there be any need for small steel structures or framing on this project?

A-1 No. Only as applicable to the design and construction

Q-2 I did not see a copy of a plat of the subject property. Is one available to potential responders?

A-2 Yes.

Q-3 Is there an opportunity to meet with City staff members to discuss the project options and the City's desires for the site redevelopment?

A-3 If the Department chooses to add a Pre-Proposal meeting for this solicitation, or if the Evaluation Committee chooses to short list (the vendors evaluated) and have presentations by those on the short list, then that would be the only opportunity to have discussion.

Q-4 Does the City prefer what type of single family residences are built on the back portion of the property (2 or 3 bedroom)?

A-4 The City's preference is Katrina Cottage-style homes whose design is complimentary to the neighborhood and meets market demand.

Q-5 Will a market study be completed to determine size of new units and/or applicable affordable rents?

If yes, will the contracted agency be responsible for conducting the market study?

A-5? No. A Market Study will not be completed. The City of Charleston has information detailing affordable rents and the need for housing in its recent five-year Consolidated Plan.

Q-6 Are modular units acceptable for the new housing to be developed at the rear of the existing structure?

A-6 Yes.

- Q-7 Will the typical impact fees and/or tap fees be waived?
If no, who will pay these fees, should they be included in the proposed budget?**
- A-7 Yes. The fees are waived or reduced based on the intended purchasers and will be the responsibility of the developer.
- Q-8 Can all trees and building footprints be removed from site?**
- A-8 No.
- Q-9 Is there a survey or plat available for review?**
- A-9 Yes.
- Q-10 Please provide a list of items, schedule of requirements, scope of work, terms of reference and a bill of materials required?**
- A-10 Refer to solicitation document for the above mentioned items.
- Q-11 Please provide a soft copy of the tender document through the email?**
- A-11 This can be found on our website, www.charleston-sc.gov, Bidline, Procurement Bids.
- Q-12 Please provide the names of countries that will be eligible to participate in this tender?**
- A-12 As long as the specifications are met and the product can be delivered in a timely manner, anyone qualified and able to participate in the solicitation may submit a bid.
- Q-13 Please provide information about the tendering procedure and guidelines?**
- A-13 That can be found in the solicitation document.
- Q-14 Please provide the estimated budget for this purchase?**
- A-14 Budget for this project will not be provided.
- Q-15 Is there any extension of bidding deadline?**
- A-15 Unless unforeseen happenings occur, there will be no extension of the bidding deadline.
- Q-16 Are there any addenda or Pre-Bid meeting minutes?**
- A-16 Any addenda can be found on our website (mentioned above). There was no Pre-Bid meeting.

Respondent shall acknowledge receipt of this addendum by completing this section and returning it with the Bid Submittal. Failure to acknowledge this addendum may be cause for rejection.

Offeror

Title

Authorized Representative

Date